AGENDA

FORTVILLE REDEVELOPMENT COMMISSION (RDC)

May 21, 2026 Meeting

In accordance with the Americans with Disabilities Act (ADA), the Town of Fortville will, upon request, provide appropriate aid and/or assistance leading to effective participation for individuals with disabilities. Anyone who requires such assistance should contact Andy Williams, Office Manager, at least 48 hours before the scheduled meeting at (317) 482-4048 or via email at awillliams@fortville.in.gov.

PUBLIC MEETING
6:30 p.m.

In-person:
Fortville Town Hall
714 E. Broadway St.
Fortville, IN 46040

Virtually via Zoom:
https://us02web.zoom.us/j/89239337553
Meeting ID: 892 3933 7553
Phone Option: (312) 626-6799

MEMBERS
Scott Meyer, *President* [1]
Dan Huge, *Vice President* [2]
Chris McCreight, *Secretary* [2]
Ed Brand [2]
Mike Kelty [1]
Stacy Nielsen *(Non-Voting), Mt. Vernon Schools* [2]

TOWN CLERK-TREASURER
Melissa Glazier

STAFF
Adam Zaklikowski, *Plng. & Bldg. Dir.*
Alex Intermill, *Town Attorney*
Joe Renner, *Town Manager*

[1] Appointed by Town Council on 1-5-26; Term 1-1-26 to 12-31-26.
[2] Appointed by Town Council President on 1-5-26; Term 1-1-26 to 12-31-26.

Information provided as required by Indiana Code 5-14-9-6.

1) **CALL TO ORDER - ROLL CALL (DECLARATION OF QUORUM)**
2) **PLEDGE OF ALLEGIANCE**
3) **APPROVE THE MEETING AGENDA**
4) Minutes - Consider approving minutes of the April 16, 2026 Meeting.
5) **OLD BUSINESS:**
   a) Facade Repair Program – RDC to discuss and implement possible modifications to the Façade Repair Program.
6) **NEW BUSINESS:**
   a) Fortville Bicycle Garage – 225 E. Broadway St. – Presentation by Matt Cook on the improvements completed to receive the committed RDC Façade Repair funding in the amount of $20,770.
7) **REVIEW OF FINANCIALS**
8) **APPROVAL OF INVOICES** – Krohn & Associates, VS Engineering.
9) **PUBLIC COMMENTS**
10) **STAFF COMMENTS**
11) **BOARD COMMENTS**
12) **ADJOURNMENT**

Town of Fortville
April 16, 2026
RDC Meeting Minutes

Opening of Meeting:
The meeting was held at 714 E Broadway Street and streamed live via Zoom. Called to order by RDC Vice President Dan Huge at 6:30 PM.

Pledge of Allegiance:

Present:
Dan Huge, Vice President; Chris McCreight, Commission Member; Ed Brand, Commission Member; Mike Kelty, Commission Member; Alex Intermill, Town Attorney. Scott Meyer, President – Absent.

Approval of Meeting Agenda:
Mike Kelty made the motion to approve tonight's agenda. Ed Brand seconded the motion. Motion carried. Passed 4-0.

Approval of Minutes:
Ed Brand questioned/clarified if the Wine Garage took their existing Riverfront license with them and that Ember Coffee is applying for a new one to replace the license that was removed since they took over the Wine Garage space. Adam Zaklikowski confirmed.

Ed Brand made the motion to approve the minutes from the March 19, 2006, meeting. Mike Kelty seconded the motion. Motion carried. Passed 4-0.

Old Business:

a) **10 Noel Ave –** RDC considered a Façade Repair Grant requested by Kevin Crotchfelt for painting improvements to 10 Noel Avenue. The goal is to power wash, scrape the fascia, and prime/paint the exterior.

   Kevin Crotchfelt with 180 Property Remodels spoke on the topic. Stated building owners Logan and Mitch Howard hired him to clean up the exterior of their building.

Dan Huge questioned if there are businesses operating in building currently. Kevin responded there are 2 businesses.

Ed Brand wanted clarification on scope of work. Kevin responded that entire building will be repainted except for two (2) metal buildings on far end.

Chris McCreight asked if any replacement of building material was anticipated. Kevin responded not at this time.

Ed Brand asked if guttering or metal roof was included in scope of work. Kevin responded not at this time.

Dan Huge asked Kevin if he feels good with using the bid from JM Paint Specialties. Kevin said he likes to use this contractor and has used them in the past.

Ed Brand asked the Commission and Adam Z. if we are going to continue to move money from General Funds to Façade Repair Program. Commission agreed that we need to further discussion when RDC President Scott Meyer is present at meeting.

Ed Brand made a motion to move $3117.83 from General Funds to Repair Façade Program. Mike Kelty seconded the motion. Motion carried. Passed 4-0.

Ed Brand made a motion to approve a Façade Repair Grant in the amount of $3117.83 for the project. Chris McCreight seconded the motion. Motion carried. Passed 4-0.

b) <u>Façade Repair Program</u> – RDC discussed and implemented possible modifications to the Façade Repair Program. Commission agreed.

Dan Huge mentioned that he is willing to have the discussion tonight but not willing to solidify anything until the RDC President Scott Meyer is present to add input.

Mike Kelty stated concern over grant funding being first come first serve if we are always moving funds from General Funds. He also thinks line items 11 and 16 on Façade Grant Guidelines are redundant and can be consolidated and re-worked to say the same thing. Lastly, line items 3, 4, and 5 can be consolidated into one line item.

Ed Brand questioned the "no cap per business". Also brought up the definition of "façade". For line item #7, Ed would like to see the structural repairs and the parking lot repairs struck from the list of eligible scopes.

Chris McCreight brought up comparing our current Façade Repair Program Guidelines to the ones being used in other municipalities around the country. Chris also brought up the definition of façade and mentioned that every project was going to come down to the decision of our RDC commission as opposed to creating long lists of eligible and non-eligible scopes/narratives.

Tonya Davis agreed with all RDC Commission members and that the RDC Commission members must follow guidelines but possibly deviate appropriately at times based on project-specific needs.

Mike Kelty mentioned that other Indiana municipalities had public access to the RDC Repair Façade Program Guidelines but he could not find them on the Town of Fortville website. Adam Z is going to look into it.

Adam Z stated that he has heard a consistent concern from numerous applicants the 7 year ownership requirement. Discussion continued. Alex Intermill stated that he would look into the legal aspect of this requirement.

Adam Z also mentioned the building department is currently putting together a more formal application for the process.

Chris McCreight added that other municipalities are stating that building addresses are only eligible so many times and/or for a certain amount of funding. Also, other municipalities have very low caps across the board.

Main take-a-ways from tonight's meeting for Adam and Alex will discuss cap per business at a later date; line items 3,4, and 5 will be consolidated; Line item #7 includes only long term façade only improvements and accessibility issues; start and completion date requirements revised; legal aspects in regards to 7-year requirement TBD.

Kevin Crotchfelt returned to the microphone and stated that the RDC "no cap" funds allowed him to renovate the Libby's Ice Cream building in the past and it was very helpful to him as the building owner.

Ed Brand brought up accepting low bids. The RDC Commission mutually agreed that "middle" bids are good starting points and we will continue to rely on the petitioner for their input.

New Business:
No new business discussed.

Review of Financials:
Ed Brand made a motion to approve financials. Dan Huge questioned the Carnegie Library Façade Repair Program completion dates and where they are with the project. Chris McCreight seconded the motion. Motion carried. Passed 4-0.

Approval of Invoices:
Ed Brand made a motion to approve all invoices on agenda. $400.00 to Mike McEvers Sign Art Studio for mural renderings and $56.80 to Daily Reporter. Mike Kelty seconded the motion. Motion carried. Passed 4-0.

Public Comment:
No public comments.

Staff Comment:
No staff comments.

Board Comment:
No board comments.

Adjournment:
Mike Kelty made the motion to adjourn at 7:09 pm. Ed Brand seconded the motion. Motion carried. Passed 4-0.

Vice President:_____
Dan Huge

Clerk-Treasurer:_____
Missy Glazier

TOWN OF FORTVILLE REDEVELOPMENT COMMISSION

FAÇADE REPAIR PROGRAM GUIDELINES – AMENDED MAY 18, 2026

1. 50/50 project cost match.
2. The maximum award per property shall be $25,000.
3. Owners (and lienholders) cannot be delinquent on property taxes, in bankruptcy, or in active litigation with the Town.
4. Funds shall only be awarded once in a four (4) year cycle for a property. Funded improvements shall not be removed or replaced for a minimum of four (4) years, or funds must be returned.
5. Funds are only to be used for exterior façade improvements and related façade structural needs or accessibility needs. Parking lot repair and/or landscaping installation shall not be funded.
6. Petitioner must use an insured contractor.
7. Petitioner must provide a scope/narrative of the project on owner/company letterhead and must explain how such funds will benefit the TIF district and the town.
8. Petitioner must provide three (3) itemized quotes.
9. A start and completion date must be given; Project must be completed within 1-year of award.
10. The applicant shall present his or her funding request in person at an RDC meeting.
11. A final report must be presented to the RDC in-person. The final report should include:
    - Before and after photos of the project.
    - Final invoices.
    - A signed Public Relations consent form/waiver to allow the Town of Fortville to use provided photos for media and social media releases.
12. Payment of grant funds will be paid by the RDC at the completion of the project to the contractor directly.
13. Grant funding is on a first-come, first-serve basis.

DRAFT

TOWN OF FORTVILLE REDEVELOPMENT COMMISSION

FAÇADE REPAIR PROGRAM GUIDELINES – AMENDED MAY 15, 2025

1. 50/50 project cost match.
2. No cap per business.
3. Owners and lienholders cannot be delinquent on property taxes.
4. Owner cannot be in bankruptcy.
5. Cannot be in active litigation with the Town.
6. Must maintain ownership for 7 years after repairs or RDC contributions must be returned.
7. Funds are only to be used for structural needs, code requirements, accessibility issues, long-term façade improvements, and/or parking lot repairs.
8. Petitioner must use an insured contractor.
9. Petitioner must provide a scope/narrative of the project on owner/company letterhead and must explain how such funds will benefit the TIF district and the town.
10. Petitioner must provide 3 itemized quotes.
11. A start and completion date must be given.
12. The applicant shall present their funding request in person at an RDC meeting.
13. A final report must be presented to the RDC in-person. The final report should include:
    - Before and after photos of the project.
    - Final invoices.
    - A signed Public Relations consent form/waiver to allow the Town of Fortville to use provided photos for media and social media releases.
14. Payment of grant funds will be paid by the RDC at the completion of the project to the contractor directly.
15. Grant funding is on a first come, first serve basis.
16. Project must be completed within 1 year of grant being awarded.

From: [redacted]
To: Scott Meyer
Cc: Zaklikowski, Adam
Subject: 225 E Broadway Fortvill Bicycle Garage LLC
Date: Thursday, April 30, 2026 8:18:52 AM
Attachments: [redacted]

Caution: This is an email sent from someone outside of the company. Please take care when clicking links or opening attachments.

Good Morning Scott.

I hope you're doing well.

Attached is the finalized completion documentation for the façade improvement project at **225 E. Broadway Street, Fortville, Indiana**. Please let me know what we need to do to get this going through the proper channels to get reimbursement.

All approved scope items have been completed, including:

- Installation of full-view garage doors
- CMU header replacement
- Exterior painting

The document includes a completion statement, supporting photos, cost summary, and paid invoices for each scope category. The CMU header replacement section has been updated to reflect the final condition accurately.

Please let me know if there are any additional documents, clarifications, or site verification steps needed to complete the review process.

Thank you for your time and for supporting improvements within the Fortville community.

Best regards,
Matt Cook
Fortville Bicycle Garage LLC
225 E. Broadway Street
Fortville, IN 46040
[redacted]

Façade Improvement Project – Completion Documentation

Fortville Bicycle Garage LLC
225 E. Broadway Street
Fortville, Indiana

Completion Statement

All façade improvements approved by the Fortville Redevelopment Commission have been completed in accordance with the awarded scope. Completed work includes: - Installation of full-view garage doors - CMU header replacement - Exterior painting

Garage Door Installation

EXIT

CMU Header Replacement

Exterior Paint

Cost Summary

Scope	Actual Cost
Garage Doors	$24,091.58
CMU Headers	$25,235.00
Exterior Paint	$4,336.93

a neighborly company

Precision Garage Door Service
14560 Bergen Blvd, Suite 100
Noblesville, IN 46060
(317) 268-5487

Project	264306993
Estimate number(s)	264226283
Invoice Date	4/10/2026
Completed Date	4/9/2026
Customer PO	

Billing Address
Fortville Bicycle Garage LLC
225 East Broadway Street
Fortville, IN 46040 USA

Job Address
Fortville Bicycle Garage LLC
225 East Broadway Street
Fortville, IN 46040 USA

Description of Work

Task #	Description	Quantity	Your Price	Your Total
1	Door Warranty through Manufacturer See Owners Manual	2.00	$0.00	$0.00
2	20" Track Radius	2.00	$0.00	$0.00
3	Torsion Spring System	2.00	$0.00	$0.00
4	Panel Design - aluminum, BOTTOM PANEL FULLY INSULATED ALUMINUM	2.00	$0.00	$0.00
5	Door Color - black	2.00	$0.00	$0.00
6	Advanced install	2.00	$0.00	$0.00
7	Exact Opening Height - 9’10”, 9’11”	2.00	$0.00	$0.00
8	Exact Opening Width 10’	2.00	$0.00	$0.00
9	Discount for weatherseal with New Door Purchase & Installation	2.00	-$180.00	-$360.00
10	Discount for New Operator	1.00	$450.00	$450.00
11	Discount off multi-door purchase	1.00	-$2,558.00	-$2,558.00
12	Discount for weatherseal with New Door Purchase & Installation	1.50	$180.00	$270.00
13	Discount for New Operator	1.00	-$450.00	-$450.00
14	Discount off multi door purchase	1.00	$2,558.00	$2,558.00

Materials

Material	Description	Quantity	Your Price	Your Total
1	10’x10’ 3297R	1.00	$12,389.00	$12,389.00
2	Upgrade Door Track to 20" Radius	1.00	$64.00	$64.00
3	Weather Seal Sun Reflective Black 18' (All Brands)	2.00	$180.00	$360.00
4	1/2”, insulated, frosted glass. Glass in every panel EXCEPT bottom panel	1.00	$0.00	$0.00
5	Genie Model 6170H Wall Mount Operator with Built In Aladdin Connect	1.00	$1,962.00	$1,962.00
6	10’x10’ 3297R	1.00	$12,389.00	$12,389.00
7	Upgrade Door Track to 20" Radius	1.00	$64.00	$64.00
8	1/2”, insulated, frosted glass. Glass in every panel EXCEPT bottom panel	1.00	$0.00	$0.00
9	Genie Model 6170H Wall Mount Operator with Built In Aladdin Connect	1.00	$1,962.00	$1,962.00
10	Weather Seal Sun Reflective Black 18' (All Brands)	1.50	$180.00	$270.00

#	Description	Total
1	Installation of New Door, also includes Removal and Disposal of old Door	$4,562.80
2	Discount on New Door	-$4,562.80

Paid On	Type	Memo	Amount
2/23/2026	Visa		$5,703.00
4/10/2026	Visa		$6,183.09
4/10/2026	MasterCard		$7,705.49
4/10/2026	Visa		$4,500.00

Sub-Total	$22,814.00
Tax	$1,277.58
Total Due	$24,091.58

Payment	$24,091.58
Balance Due	$0.00

Thank you for the opportunity to service your business.

I authorize Precision Garage Door Service - Commercial to perform an initial door/service or repair estimate which will be presented to me in writing.

I acknowledge that an initial door/service or repair estimate was performed and presented to me in writing and sent by e-mail.

Invoice

HOOSIER MASONRY SOLUTIONS
5327 E 27th St, Indianapolis, IN 46218
(317) 483-0556 | hoosiermasonrysolutions.com

Bill To

Client	Matt Cook	**Date**	03/26/2026
Phone	[redacted]	**Email**	[redacted]
Street Address	225 E Broadway St	**Quote No.**	
City, State ZIP	Fortville, IN	**Prepared By**	Erin Malvaez

Product	Description	Amount
GARAGE LINTEL INSTALLATION	- Set up all necessary tarps, ladders, scaffolding, and safety equipment - Remove framing from around door openings - Demo approx 26' of block from around openings (approx 60 block) - ***Upon demo, an additional 2c of block fell from each side, totaling an additional 2c needed to be laid*** - Remove existing angle irons (2) - Install (2) new 12' angle irons - Install new block in same design as before - Install new framing - Clean up work area and haul debris	$14,500 +$3113 (extra block)
WINDOW AND DOOR LINTEL INSTALLATION	- Set up all necessary tarps, ladders, scaffolding, and safety equipment - Grind out block and remove 1 block below lintel and 2 above - Remove 2c block above door and windows - ***Upon discussion with owner, it was agreed to change the lintel of the other door of the building*** - Remove existing lintels	$7000 +1037 (extra door)

Invoice

HOOSIER MASONRY SOLUTIONS

5327 E 27th St, Indianapolis, IN 46218

(317) 483-0556 | hoosiermasonrysolutions.com

- Install (3) new angle irons to same measurements as existing - Install new block in same design as before - Clean up work area and haul debris		
	SUBTOTAL	$25,650
		-10% of $4150
		$25,235
DEPOSIT MADE 03/26/2026		-$6.450
TOTAL PAID 03/27/2026	**Total Due**	**$0**

TWO COLORS

Matt Cook
225 East Broadway Street
Fortville, IN 46040
[redacted]

[redacted]

Thank you for letting me quote your home!!
WS

PO# Cook 02-19

Guy Painting - Sean McPeak
317- 242-9090 Cell
317-708-1200 Office
317-899-9321 FAX
Sean@GuyPainting.com
www.GuyPainting.com

2026 Pulse of the City Award Winner · Elite Service HomeAdvisor · 2025 Neighborhood FAVE Nextdoor · A+ BBB Accredited Business

Guy Painting — Now you know a Guy!

What we will do

POWERWASH all surface to be painted to clean & remove mold & mildew
Allow to thoroughly dry
TAPE & TARP to protect your home and landscaping
HAND SCRAPE loose paint, light sand bare areas as needed for adhesion
PRIME new and bare wood – rough edges & cratering, surfaces may remain
Pound in loose nails & tighten loose boards
CAULK wood joints, gaps
Remove downspouts (non-riveted) Paint behind
Apply 1 Coat of Loxon to areas as needed.
Apply 2 COATS of Sherwin Williams Super Paint (25 Year Paint) – in Satin

PAID IN FULL

Customer will have the wood replaced before warranty repair

Note: Customer is aware previous coating failures due to peeling will possibly continue, this is not covered under the Guy Painting Warranty.

Includes:

Wood Eaves & Fascia (TRIM)
Already Painted Brick
Wood Trim Around Windows
Porch Wood Areas ONLY
Garage Door (TRIM ONLY)

Not Included:

Gutters & Downspouts
Alum/Vinyl Trim and Windows
Alum/Vinyl Eaves or Fascia
Doors & Door Frames
Garage Doors

Quote does not include any interior prep or painting.

ZERO DEPOSIT

Fully Insured & Workers Compensation

Professional Painters & Small, Hands-on Company

$	5,782.57
25% Pre-Season Discount	
$	4,336.93

3 YEAR LABOR WARRANTY

PROPOSAL/CONTRACT By signing this, I agree to the above work completed by Guy Painting. Guy Painting will provide all labor, materials and I will provide full payment when the job is completed.

Payment due at time of completion, by Check, made out to GUY PAINTING LLC
If you choose to pay with a credit card, there is a 4% processing fee of total contract price.

Sign

Home Owner

Date

Sean McPeak

Guy Painting

02/19/26

Date

Fund Detail History

Date : 05/19/2026 11:19:22 AM
FUND_HIST_DETAIL.FRX

Fund 2216
All History

FUND	ACCT PERIOD	TITLE	BEGIN YR BAL	RECEIPTS YTD	EXPENDED YTD	CURRENT BAL
2216	1/2026	Economic Development (Operating)	$5246758.27	$0.00	$35950.00	$5210808.27

DATE	DOC NUM	CK NUM	VENDOR / RECEIVED FROM	RECEIVED	EXPENDED	BAL
01/28/2026	65568	20766	REYCON PARTNERS, LLC	$0.00	$35950.00	$5210808.27
DAILY SUMMARY FOR	**01/28/2026**			**$0.00**	**$35950.00**	**$5210808.27**
02/23/2026	65856	20826	BOSE MCKINNEY & EVANS LLP	$0.00	$1581.50	$5209226.77
DAILY SUMMARY FOR	**02/23/2026**			**$0.00**	**$1581.50**	**$5209226.77**
04/03/2026	66308	20943	REYCON PARTNERS, LLC	$0.00	$15900.00	$5193326.77
DAILY SUMMARY FOR	**04/03/2026**			**$0.00**	**$15900.00**	**$5193326.77**
04/24/2026	66609	20996	AIM MEDIA INDIANA	$0.00	$56.80	$5193269.97
04/24/2026	66610	20999	MICHAEL R. McEVERS	$0.00	$400.00	$5192869.97
DAILY SUMMARY FOR	**04/24/2026**			**$0.00**	**$456.80**	**$5192869.97**
Fund # 2216	**SubTotal**			**$0.00**	**$53888.30**	**$5192869.97**

***** GRAND TOTAL *****	**$0.00**	**$53888.30**

Town of Fortville Redevelopment Commission

Remaining Financial Commitments - TIF (Fund 2216 - Economic Development Operating)

May 19, 2026

				REMAINING COMMITMENTS			
Commitment	**Pledged**	**Date Pledged**	**Paid**	**Year 2026**	**Years 2027-2038**	**Years 2039-2048**	**TOTAL REMAINING**
SR 67 Traffic Signal & Signage Upgrades @ Maple/Main, Garden/Vitality	$15,000.00	N/A	$4,966.15	$10,033.85	$0.00	$0.00	$10,033.85
Marketing	$5,000.00	N/A	$2,809.49	$2,190.51	$0.00	$0.00	$2,190.51
Madison Lofts Economic Dev Bond $671,300 (0.00% interest)	$671,300.00	N/A	$34,800.00	$35,496.00	$601,004.00	$0.00	$636,500.00
Ridgeview West Economic Dev Bond $2,500,000 (7.64% interest; 10 yr call date)	$5,844,932.07	N/A	$0.00	$96,500.00	$3,191,432.07	$2,557,000.00	$5,844,932.07
INDOT Broadway Streetscape & Redesign - Local Share	$500,000.00	N/A	$433,734.14	$66,265.86	$0.00	$0.00	$66,265.86
RDC Façade Repair Program - Non-allocated funds available	$0.00	4/17/25	$0.00	$0.00	$0.00	$0.00	$0.00
RDC Façade Repair Program - 115 N Main St (Carnegie Library)	$20,431.00	12/27/23	$0.00	$20,431.00	$0.00	$0.00	$20,431.00
RDC Façade Repair Program - 225 E Broadway St (Fortville Bicycle Garage)	$20,770.00	2/19/26	$0.00	$20,770.00	$0.00	$0.00	$20,770.00
RDC Façade Repair Program - 414 W Garden St (Domino's Pizza)	$44,230.00	3/19/26	$0.00	$44,230.00	$0.00	$0.00	$44,230.00
RDC Façade Repair Program - 10 Noel Ave	$3,117.83	4/16/26	$0.00	$3,117.83	$0.00	$0.00	$3,117.83
Broadway & Ohio Traffic Signal	$300,000.00	2/20/25	$0.00	$300,000.00	$0.00	$0.00	$300,000.00
Landmark Park Improvements	$1,700,000.00	9/18/25, 10/16/25	$51,850.00	$1,648,150.00	$0.00	$0.00	$1,648,150.00
TOTAL	**$9,124,780.90**		**$528,159.78**	**$2,247,185.05**	**$3,792,436.07**	**$2,557,000.00**	**$8,596,621.12**

TOTAL RDC FUNDS:	**$5,192,869.97**
TOTAL RDC YEARLY INCOME (2021):	$889,699.26
TOTAL RDC YEARLY INCOME (2022):	$1,141,592.90
TOTAL RDC YEARLY INCOME (2023):	$1,425,263.20
TOTAL RDC YEARLY INCOME (2024):	$1,697,810.44
TOTAL RDC YEARLY INCOME (2025):	$1,767,182.12
PROJECTED TOTAL RDC YEARLY INCOME (2026):	$800,000.00
2026 Funds Available for Projects such as S Madison Blvd, Property Purchase for Economic Dev, etc:	**$2,945,684.92**

Prepared by: Adam Zaklikowski, Planning & Building Director

KROHN & ASSOCIATES
CPAS AND CONSULTANTS

P.O. Box 247
Westfield, Indiana 46074

Phone (317) 867-5888
www.owkcpa.com

INVOICE

Town of Fortville
714 East Broadway
Fortville, Indiana 46040-1557

TOWN OF FORTVILLE REDEVELOPMENT COMMISSION

For professional services rendered in connection with accounting and support services including analysis of revisions made by the County Auditor's software and preparation of the 2025 annual RDC Report for distribution to Town Officials. Includes consultations with Town Officials.

PROGRESS BILLING:

Time summary through:	3/31/2026	Total Hours
CPAs - Partners		2.50
Project Manager		13.00

Time charges through:	3/31/2026	Total Amount
Standard time charges		$3,845.00
Out of pocket costs		0.00
INVOICE AMOUNT		$3,845.00

2026 hourly billing rates amount to $240 for Project Manager time charges and $290 for Partner time charges.

VS ENGINEERING
4275 North High School Road, Indianapolis, IN 46254
317.293.3542
www.vsengineering.com

Town of Fortville, Indiana
Joe Renner
714 East Broadway
Fortville, IN 46040

Invoice number 575419
Date 04/13/2026

Project **2505754 Fortville Utility & Infrastructure On-Call**

Billing Period Ending: 03/31/2026

TO # 2 - Technical Review

Madison Trace, ~~W 1000 North Primary Plat~~ Review

	Hours	Rate	Billed Amount
Engineer III	41.50	206.96	8,588.84
Project Manager II	1.00	236.96	236.96
Phase subtotal			8,825.80
TO # 2 - Technical Review subtotal			8,825.80

Invoice total **8,825.80**

Invoice Summary

Description	Contract Amount	Prior Billed	Total Billed	Remaining	Current Billed
TO # 1 - Sewer Extension Planning					
Professional Services	15,879.81	15,879.81	15,879.81	0.00	0.00
Direct Expenses	0.00	0.00	0.00	0.00	0.00
Subtotal	15,879.81	15,879.81	15,879.81	0.00	0.00
TO # 2 - Technical Review					
Harmony Dentist - Site Plan Review	455.70	455.70	455.70	0.00	0.00
Ridgeview West Apartments - Review Profile	227.85	227.85	227.85	0.00	0.00
Huck's Expansion - Site Plan Review	455.70	455.70	455.70	0.00	0.00
NW Fortville Subdivision Sect. 5 - Plan Review	1,025.33	1,025.33	1,025.33	0.00	0.00
McDonalds, 215 S. Madison St. Site Plan Review	911.40	911.40	911.40	0.00	0.00
Madison Trace, ~~W 1000 North Primary Plat~~ Review	9,737.20	911.40	9,737.20	0.00	8,825.80
Direct Expenses	0.00	0.00	0.00	0.00	0.00
Subtotal	12,813.18	3,987.38	12,813.18	0.00	8,825.80
TO # 3 - Ohio Street Sidewalk					
Professional Services	2,050.65	2,050.65	2,050.65	0.00	0.00
Direct Expenses	7.00	7.00	7.00	0.00	0.00
Subtotal	2,057.65	2,057.65	2,057.65	0.00	0.00
TO#4 - Phase One CR 200 Southern Water and Sewer Extension					
Professional Services	2,324.42	2,324.42	2,324.42	0.00	0.00
Direct Expenses	0.00	0.00	0.00	0.00	0.00
Subtotal	2,324.42	2,324.42	2,324.42	0.00	0.00

Town of Fortville, Indiana
Project **2505754 Fortville Utility & Infrastructure On-Call**

Invoice number 575419
Date 04/13/2026

Invoice Summary

Description		Contract Amount	Prior Billed	Total Billed	Remaining	Current Billed
TO #5 Fortville Standards Updates						
Professional Services		1,132.25	1,132.25	1,132.25	0.00	0.00
Direct Expenses		0.00	0.00	0.00	0.00	0.00
	Subtotal	1,132.25	1,132.25	1,132.25	0.00	0.00
TO #6 - Stokes Property Zoning						
Professional Services		3,558.16	3,558.16	3,558.16	0.00	0.00
Direct Expenses		0.00	0.00	0.00	0.00	0.00
	Subtotal	3,558.16	3,558.16	3,558.16	0.00	0.00
TO #7- Lauth Property Development Coordination						
Professional Services		428.55	428.55	428.55	0.00	0.00
Direct Expenses		0.00	0.00	0.00	0.00	0.00
	Subtotal	428.55	428.55	428.55	0.00	0.00
TO#8-Stokes Parcels Annexation/Rezoning Option #1						
Professional Services		5,250.00	268.91	268.91	4,981.09	0.00
Direct Expenses		0.00	0.00	0.00	0.00	0.00
	Subtotal	5,250.00	268.91	268.91	4,981.09	0.00
TO#9-Water & Sewer Service Planning-New Developments						
Professional Services		3,552.43	3,552.43	3,552.43	0.00	0.00
Direct Expenses		28.00	28.00	28.00	0.00	0.00
	Subtotal	3,580.43	3,580.43	3,580.43	0.00	0.00
	Total	47,024.45	33,217.56	42,043.36	4,981.09	8,825.80

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
575419	04/13/2026	8,825.80	8,825.80				
	Total	8,825.80	8,825.80	0.00	0.00	0.00	0.00

For questions about this invoice please reply to AR@vsengineering.com or call 317-293-3542.

PLEASE NOTE: VS ENGINEERING, INC. HAS NOT CHANGED BANK ACCOUNTS FOR PAYMENTS. BEWARE OF SCAM EMAILS OR LETTERS ASKING TO CHANGE OUR DIRECT DEPOSIT INFORMATION!!! PLEASE ALWAYS CALL TO VERIFY SHOULD YOU RECEIVE ANY EMAILS OR LETTERS REQUESTING THIS TYPE OF CHANGE.

Invoice Supporting Detail

2505754 Fortville Utility & Infrastructure On-Call

TO # 2 - Technical Review

Madison Trace, W 1000 North Primary Plat Review

Phase Status: Active

Billing Cutoff: 03/31/2026

		Date	Units	Rate	Amount
Labor	WIP Status: Billable				
Engineer III					
Jay J. Vorisek					
Billable Time		03/09/2026	6.00	206.96	1,241.76
Billable Time		03/10/2026	6.50	206.96	1,345.24
Billable Time		03/11/2026	8.00	206.96	1,655.68
Billable Time		03/12/2026	2.50	206.96	517.40
Billable Time		03/16/2026	7.50	206.96	1,552.20
Billable Time		03/17/2026	4.00	206.96	827.84
Billable Time		03/19/2026	4.00	206.96	827.84
Billable Time		03/20/2026	3.00	206.96	620.88
		Subtotal	**41.50**		**8,588.84**
Project Manager II					
Chris L. Waidner					
Billable Time		03/19/2026	0.50	236.96	118.48
Billable Time		03/20/2026	0.50	236.96	118.48
		Subtotal	**1.00**		**236.96**
		Labor total	**42.50**		**8,825.80**

Phase Summary

	Contract	Billed	%	Remaining	%
Labor	9,737.20	9,737.20	100		
Total	9,737.20	9,737.20	100		

Invoice Summary

	Contract	Billed	%	Remaining	%
Labor	47,017.45	42,008.36	89	5,009.09	11
Expense	7.00	35.00	500	-28.00	-400
Consultant					
Total	47,024.45	42,043.36	89	4,981.09	11